

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Milwaukee County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$21,136,229**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	11		
% of Funds Committed	90.38 %	94.14 %	9	92.63 %	25	28	
% of Funds Disbursed	79.85 %	91.24 %	10	86.67 %	14	17	
Leveraging Ratio for Rental Activities	5.75	3.62	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.59 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	64.75 %	80.71 %	8	76.19 %	23	23	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	63.13 %	76.39 %	10	81.48 %	6	8	
% of 0-30% AMI Renters to All Renters***	23.50 %	50.65 %	9	45.62 %	10	14	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	71.89 %	87.26 %	10	96.17 %	3	4	
Overall Ranking:				In State:	10 / 11	Nationally:	14 18
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,194	\$15,174		\$28,750	217 Units	14.80 %	
Homebuyer Unit	\$4,030	\$14,270		\$15,714	521 Units	35.50 %	
Homeowner-Rehab Unit	\$14,125	\$16,158		\$21,140	729 Units	49.70 %	
TBRA Unit	\$0	\$2,761		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,316	\$36,382	\$14,797
State:*	\$69,654	\$77,033	\$18,074
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	71.3	89.2	93.4	0.0
Black/African American:	12.7	1.2	1.8	0.0
Asian:	0.0	0.2	0.4	0.0
American Indian/Alaska Native:	1.9	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.1	0.0
Black/African American and White:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.1	0.0
Asian/Pacific Islander:	0.0	1.0	0.1	0.0

ETHNICITY:

Hispanic	12.7	6.9	3.3	0.0
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HOUSEHOLD SIZE:

1 Person:	43.9	24.6	37.7	0.0
2 Persons:	39.5	14.8	24.3	0.0
3 Persons:	7.6	19.6	13.9	0.0
4 Persons:	7.0	26.0	10.6	0.0
5 Persons:	1.9	10.6	7.3	0.0
6 Persons:	0.0	1.9	3.4	0.0
7 Persons:	0.0	1.5	1.5	0.0
8 or more Persons:	0.0	0.2	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.9	26.3	16.6	0.0
Elderly:	26.8	0.8	37.0	0.0
Related/Single Parent:	15.3	25.8	18.0	0.0
Related/Two Parent:	10.8	42.1	25.9	0.0
Other:	17.2	3.5	1.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	14.0	0.4 #
HOME TBRA:	0.6	
Other:	3.2	
No Assistance:	82.2	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee County Consortium

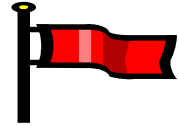
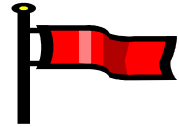
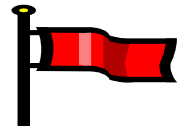
State: WI

Group Rank: 14
 (Percentile)

State Rank: 10 / 11 PJs

Overall Rank: 18
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	64.75	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	63.13	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	71.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	3.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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